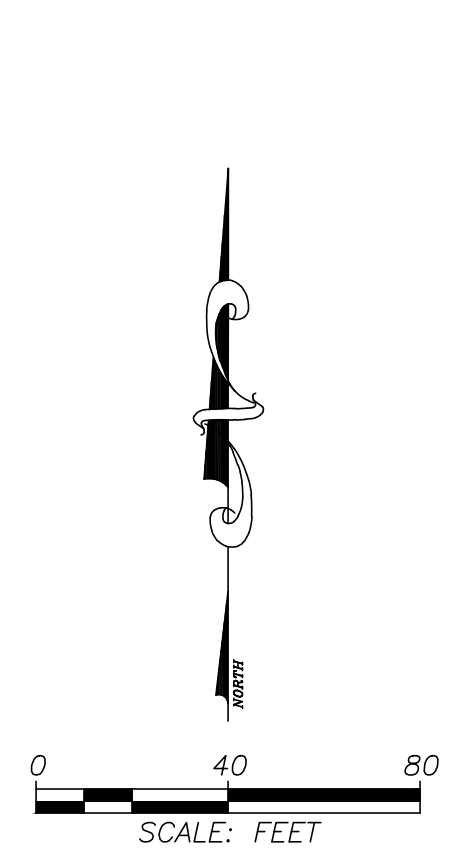
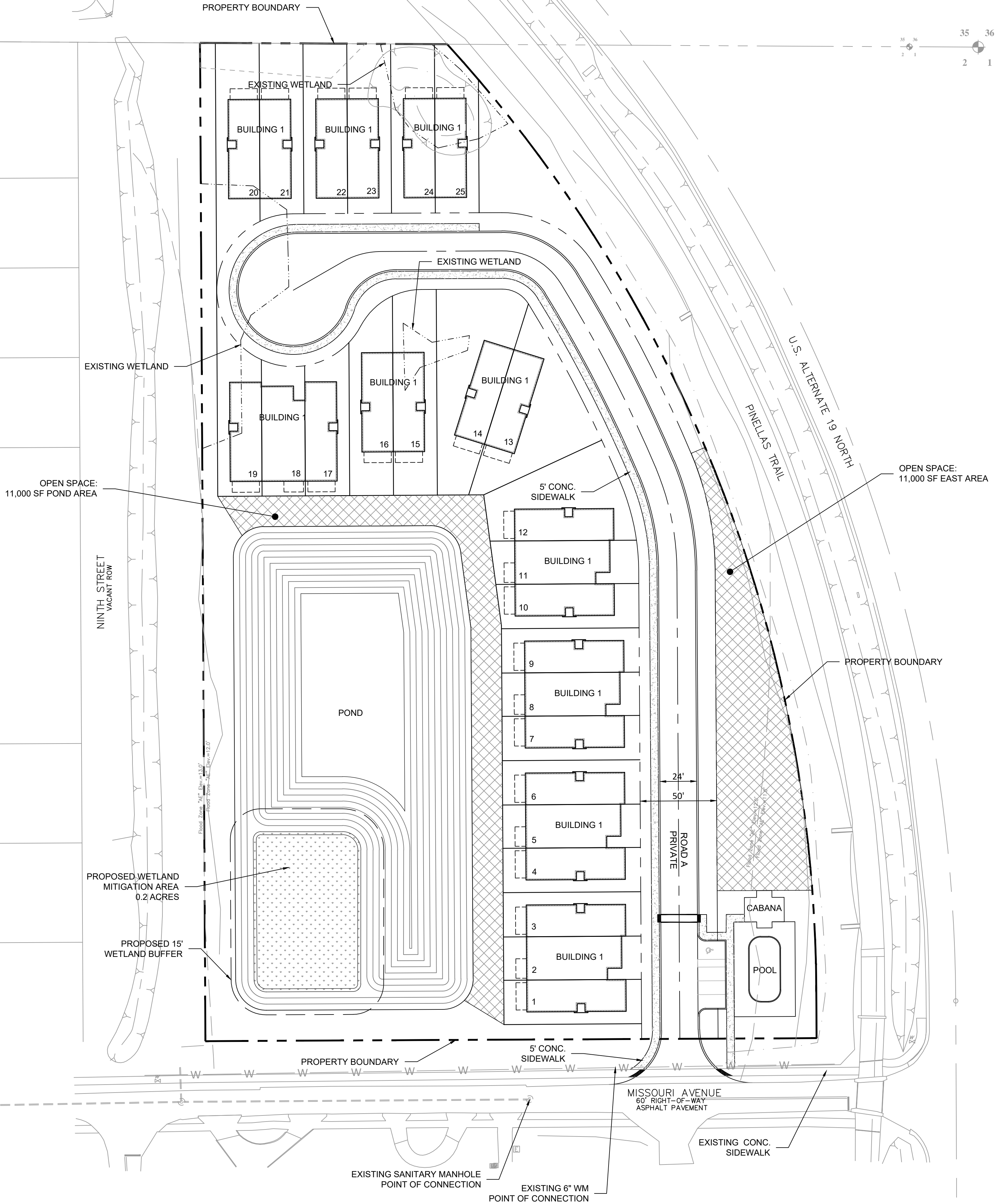


2019 WRA CAD File Path: S:\PROJECT FILES\1684 - PIONEER HOMES - NORTH POINT\CADD\PLANS\PRELIMINARY SITEPLAN\_SITELAND.DWG Plot Date: 5/24/2019 10:01:21 AM

# Exhibit "A"



- 1. SITE DATA**
- TOTAL SITE AREA: 4.92 AC
  - SITE ADDRESS/PIN: 23-27-15-89262-000-4302, 23-27-15-89262-000-4301, SINGLE FAMILY ATTACHED
  - PROPOSED USE: RPD
  - EXISTING ZONING: RL
  - BUILDING HEIGHT: MAX 45'
  - PROPOSED DENSITY: 25 UNITS / 4.92 AC = 5.0 UNITS/AC
  - MINIMUM LOT SIZE: 90' X 29'
  - SETBACKS: FRONT YARD - 20' (EOP), REAR YARD - 10', SIDE YARD - 0', BUILDING SEPARATION - 15'

- 2. PARKING REQUIREMENTS**
- REQUIRED PARKING: 1.5 PARKING SPACE PER UNIT (25 UNITS \* 1.5 SPACES/UNIT+GARAGE) = 38
  - PROPOSED PARKING: UNIT SPACES SPACES: 25+GARAGE=50, COMMON SPACES: 4, 54 SPACES PROVIDED

- 3. UTILITIES**
- WATER: PRIVATE - PROVIDED BY PINELLAS COUNTY
  - SEWER: PRIVATE - PROVIDED BY PINELLAS COUNTY
  - FIRE: PRIVATE - PROVIDED BY PINELLAS COUNTY
  - STORM: PRIVATE ONSITE

**OPEN SPACE:**  
 214,269 SF (4.92 AC) TOTAL AREA  
 11,000 SF EAST AREA  
 11,000 SF POND AREA  
 (11,000+11,000)/214269 = 10%

**DESCRIPTION:**  
 The Land is described as follows:  
 Parcel 1:  
 TRACT "C", together with 1/2 of vacated Iowa Avenue adjacent on the South lying East of 9th Street and West of Pinellas Trail, SKINNER-BRANDENBURG REPLAT, a subdivision according to the plat thereof recorded at Plat Book 21, Page 47, in the Public Records of Pinellas County, Florida.  
 Parcel 2:  
 Unplatted Block 11, together with the South 1/2 of vacated Iowa Avenue adjacent on the North lying East of 9th Street and West of Pinellas Trail, TOWN OF SUTHERLAND, Said Town of Sutherland being in Section 1, Township 28 South, Range 15 East, Pinellas County, Florida.  
 Containing 4.919 acres, more or less.

**FEMA NOTE:**  
 THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12103C0059G FOR PINELLAS COUNTY, COMMUNITY NO. 125139, PINELLAS COUNTY, FLORIDA, DATED SEPTEMBER 03, 2003 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER

**DMP-09-06-19**  
**Received 05-30-19**

<p><b>DEVELOPMENT MASTER PLAN</b></p> <p><b>NORTH POINT</b></p>	<p>ISSUED FOR: PERMITTING                  JOB # 1684                  SEC. 1                  TOWN 28                  RANG. 15                  DESIGNED: JRO                  DRAWN: JRO                  APPROVED: JAC</p>																												
<p>Engineering ~ Environmental                  Water Resource ~ Survey</p> <p><b>WRA</b></p> <p>4566 W. Littlefield Ave.                  Tampa, Florida 33624                  www.wraengineering.com                  CA 00007652 LB 8274                  Phone: 813.265.3130 941.275.9721</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	6				5				4				3				2				1			
NO.	DATE	DESCRIPTION	BY																										
6																													
5																													
4																													
3																													
2																													
1																													
<p>Plot Date: 5/24/2019                  Datum: NAVD 88</p> <p style="font-size: 24pt; font-weight: bold;">001</p>																													